



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

**PROJECT NO. PM068934-(5)**  
**VESTING TENTATIVE PARCEL MAP NO. 068934**  
**OAK TREE PERMIT CASE NO. 200900032**  
**ENVIRONMENTAL ASSESSMENT CASE NO. 200700078**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM <b>#3</b>	
PUBLIC HEARING DATE February 2, 2010	

<b>APPLICANT</b> Barry King		<b>OWNER</b> Barry King		<b>REPRESENTATIVE</b> Sikand Engineering						
<b>REQUEST</b> <b>Vesting Tentative Parcel Map:</b> To create two single-family parcels on 4.93 gross acres. <b>Oak Tree Permit:</b> To encroach into the protected zone of four oak trees, including one heritage oak.										
<b>LOCATION/ADDRESS</b> 26839 Triumph Avenue [APN: 2841-015-047]			<b>ZONED DISTRICT</b> Sand Canyon							
<b>ACCESS</b> Triumph Avenue, Sultus Street, and Diver Street			<b>COMMUNITY</b> Santa Clarita Valley							
<b>SIZE</b> 4.93 gross / 4.02 net acres			<b>EXISTING ZONING</b> A-1-2 (Light Agricultural – 2 Acre Minimum Lot Size)							
<b>EXISTING LAND USE</b> Single Family Dwelling		<b>SHAPE</b> Rectangular		<b>TOPOGRAPHY</b> Flat						
<b>SURROUNDING LAND USES &amp; ZONING</b>										
<b>North:</b> Vacant Land and Single Family Residential / A-1-2			<b>East:</b> Vacant Land and Single Family Residential / City of Santa Clarita RE Zone (Residential Estate – 2 Acre Minimum Lot Size)							
<b>South:</b> Vacant Land and Single Family Residential / A-1-2			<b>West:</b> Vacant Land and Single Family Residential / A-1-2							
<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>							
Santa Clarita Valley Area Plan	N1 (Non-Urban 1)	0.5 dwelling units per acre (9 dwelling units)	Yes							
<b>ENVIRONMENTAL STATUS: RENV 20070078</b> A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.										
<b>DESCRIPTION OF SITE PLAN</b> The Vesting Tentative Parcel Map dated August 3, 2009, depicts two residential parcels on 4.93 gross acres. Each parcel is over two acres in size. Parcel No. 1 is the northerly of the two parcels and will take access from both Sultus Street to the north and Triumph Avenue to the east. These are both Private and Future Streets. Parcel No. 2 is the southerly and smaller of the two parcels and will take access from Diver Street to the south. Diver Street is also a Private and Future Street. No grading is proposed at this time. Oak trees are shown on both Parcel No. 1 and Parcel No. 2.										
<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>No oak tree removals are proposed. The Oak Tree Permit is required for the applicant to meet Fire Department and Department of Public Works conditions requiring street improvements. These improvements require encroaching into the protected zones of four oak trees and trimming the oak trees overhanging the roads to create a minimum vertical clearance of 13 feet 6 inches.</li></ul> <p style="text-align: right;">(If more space is required, use opposite side)</p>										

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

\*(O) = Opponents (F) = In Favor

PROJECT NO. PM068934-(5)

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☒ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2☒ Street improvements ☒ Paving \_\_\_\_\_ Curbs and Gutters \_\_\_\_\_ Street Lights  
\_\_\_\_\_ Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☐ Sewer☒ Septic Tanks☐ Other \_\_\_\_\_☐ Park Dedication "In-Lieu Fee"

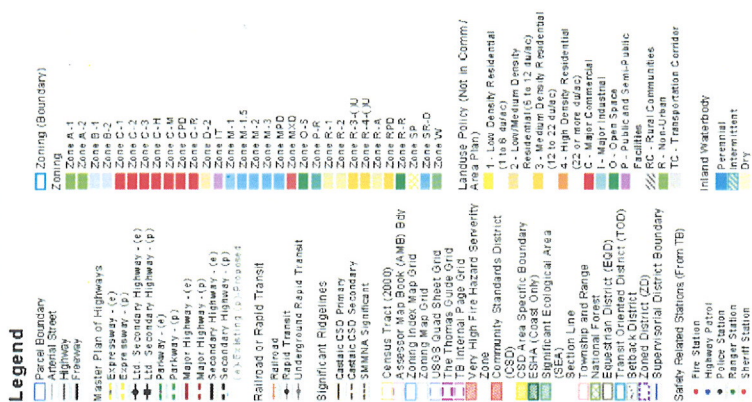
## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

## ISSUES AND ANALYSIS

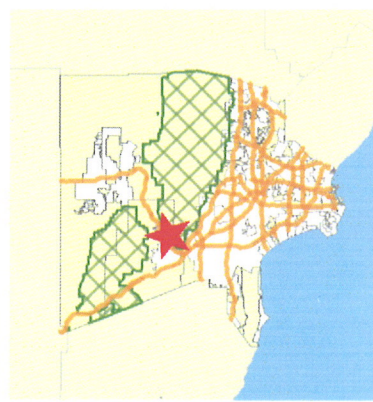
- While the subject property is mostly flat, the calculations from the slope density analysis provided by the applicant do not allow for a subdivision without a Conditional Use Permit. However, LA County Code Section 22.56.215.C.4.b allows development which is designed such that "all areas within the project which have a natural slope of 25 percent or greater remain in a completely natural state." The applicant has provided an exhibit showing that future development will not impact any slope of 25 percent or greater.

Prepared by: Josh Huntington

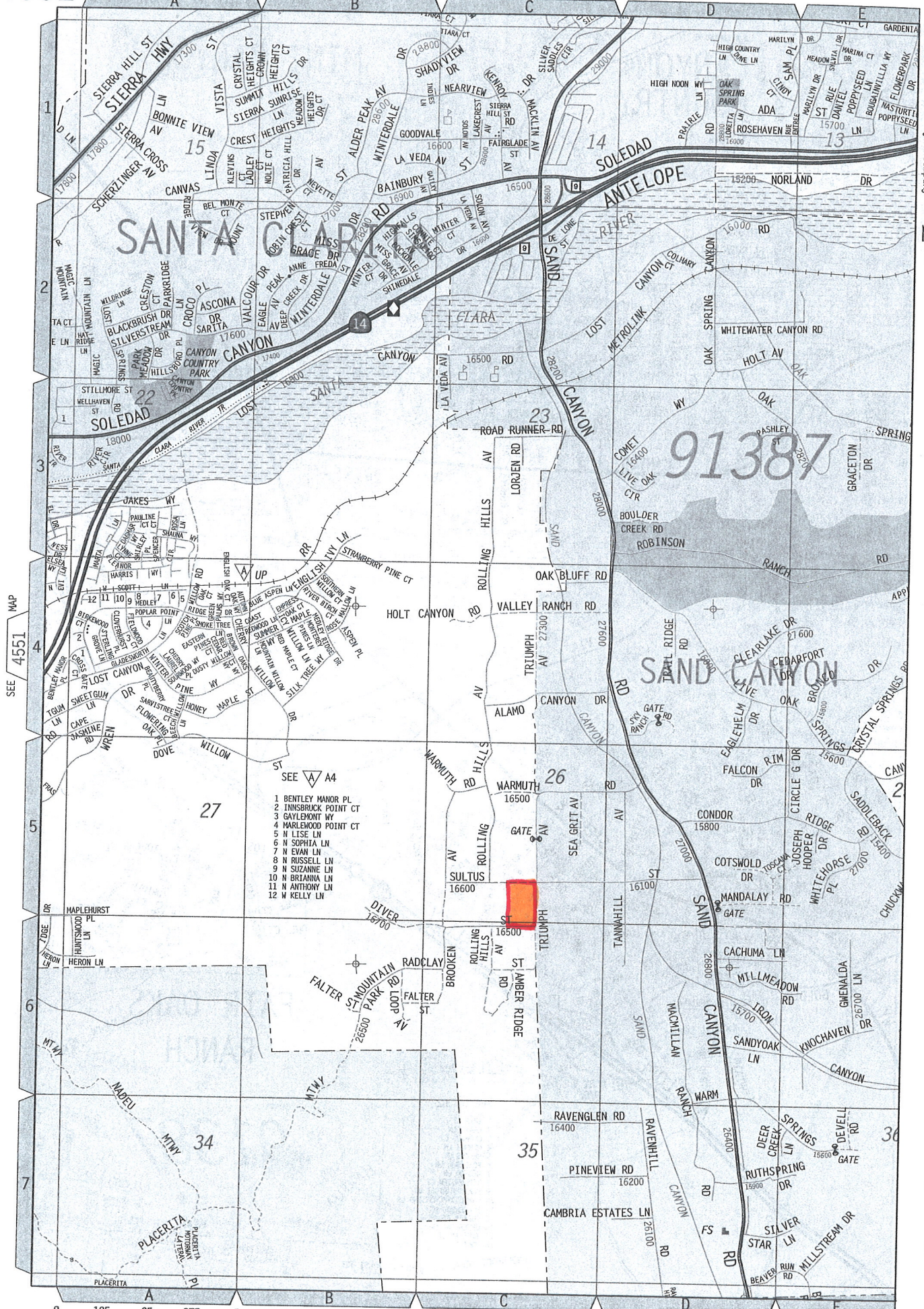




*Note:* This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.







- SEE A4
- 1 BENTLEY MANOR PL
  - 2 INNSBRUCK POINT CT
  - 3 GAYLEMONT WY
  - 4 MARLEWOOD POINT CT
  - 5 N LISE LN
  - 6 N SOPHIA LN
  - 7 N EVAN LN
  - 8 N RUSSELL LN
  - 9 N SUZANNE LN
  - 10 N BRIANNA LN
  - 11 N ANTHONY LN
  - 12 W KELLY LN



**PROJECT NO. PM068934-(5)**  
**VESTING TENTATIVE PARCEL MAP NO. 068934**  
**OAK TREE PERMIT CASE NO. 200900032**  
**ENVIRONMENTAL ASSESSMENT CASE NO. 200700078**  
**STAFF ANALYSIS**  
**FEBRUARY 2, 2010 HEARING OFFICER PUBLIC HEARING**

**PROJECT OVERVIEW**

The applicant, Barry King, proposes to create two single-family parcels on 4.93 gross acres. The subject property currently contains a single family house and accessory structures that will remain. The oak tree permit proposes encroachment into the protected zone of four oak trees, including one heritage oak.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zone.

**DESCRIPTION OF PROJECT PROPERTY**

Location: The subject property is located at 26839 Triumph Avenue within the unincorporated community of Santa Clarita, and within the Sand Canyon Zoned District of Los Angeles County. The Assessor's Parcel Number for the subject property is 2841-015-047.

Physical Features: The subject property is approximately 4.93 gross acres (4.02 net acres) in size. It is rectangular in shape with generally level topography. The subject property currently contains a single family house and assessor structures which are to remain.

Access: Proposed Parcel No. 1 will take access from both Sultus Street and Triumph Street. Proposed Parcel No. 2 would take access from Diver Street. All are 64-foot wide Private and Future Streets.

Services: Potable water will be supplied by the Santa Clarita Water Company, a public water system, which guarantees water connection and service to the two parcels. Septic systems are proposed for these parcels.

**ENTITLEMENTS REQUESTED**

Parcel Map: The applicant has requested the approval of Vesting Tentative Parcel Map No. 068934. The subdivision request is to create two single-family parcels on 4.93 gross acres.

Oak Tree Permit: The applicant requests approval of Oak Tree Permit Case No. 200900032. This permit would allow the encroachment into the protected zone of four oak trees, including one heritage oak.

**EXISTING ZONING**

The project site is zoned A-1-2 (Light Agricultural – 2 Acre Minimum Lot Size). The areas to the north, south, and west of the subject property are also zoned A-1-2. The area to the east is in the City of Santa Clarita and is zoned RE (Residential Estate – 2 Acre Minimum Lot Size). Both proposed parcels are over two acres in size, and single-family houses are allowed in the A-1-2 zone per Los Angeles County Code Section 22.24.070. Therefore, the project design complies with the standards of the A-1-2 zone.

**EXISTING LAND USES**

The subject property currently contains a single family house and accessory structures that are to remain. The property is surrounded by residential development to the north, south, east, and west.

**PREVIOUS CASE/ZONING HISTORY**

The current A-1-2 zoning on the property became effective on December 24, 1954 following the adoption of Ordinance No. 6584 which created the Sand Canyon Zoned District.

This parcel was created through a Certificate of Exception that was approved on March 1, 1972. This Certificate of Exception was found to be valid on April 6, 1990. Plot Plan 6530 approved the house that is to remain on the property. PM24736 was a previous subdivision that was approved by a Hearing Officer on October 7, 1997. This approval has since expired.

### **PROJECT DESCRIPTION**

The Vesting Tentative Parcel Map dated August 3, 2009, depicts two residential parcels on 4.93 gross acres. Parcel No. 1 is the northerly of the two parcels, is proposed to be 2.9 acres, and will take access from both Sultus Street to the north and Triumph Avenue to the east, both private and future streets. Parcel No. 2 is the southerly of the two parcels, is proposed to be 2.0 acres, and will take access from Diver Street to the south. Diver Street is also a private and future street. No grading is proposed at this time. The parcels will be served by separate septic systems and will receive water from the Santa Clarita Water Company.

Oak trees are shown on both Parcel No. 1 and Parcel No. 2. The heritage oak that will be encroached upon is near the southeast corner of the property on what is to become Parcel No. 2. The proposed building pad is shown on Parcel No. 2 only to verify that the house can be constructed without impacting any oaks or slopes that are greater than 25%.

### **GENERAL PLAN CONSISTENCY**

The subject property is located within the N1 (Non-Urban 1) category of the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of 0.5 dwelling units per gross acre, or a maximum of two dwelling units on its 4.93 gross acres. Since two dwelling units are proposed, this project is consistent the maximum density established by the Plan.

The Plan requires that specific findings be made for all rural residential projects where the density proposed exceeds one unit per five acres. These findings include:

- a) The proposed use will not adversely affect local environmental quality or degrade significant natural resources such as sensitive habitat areas, riparian woodlands and scenic vistas.
- b) The proposed use will not be detrimental to public health and safety because of hazardous or special conditions.
- c) The proposed use will not substantially contribute to the deterioration of air and water quality.

- d) The proposed use, individually or in combination with other existing and proposed use patterns, will not require extension or expansion of urban services and facilities.
- e) The proposed use is conveniently accessible by paved road, and will not, individually or in combination with other existing or proposed use patterns, overburden existing non-urban roadways.
- f) The proposed use is served by water supplies and distribution facilities of sufficient capacity to meet anticipated domestic and fire protection needs.
- g) The proposed use is compatible with the character of surrounding development patterns.

After careful review, staff feels that this project meets the aforementioned seven criteria specified in the Plan by retaining all oak trees on the property and proposing development that is compatible with the character of the community. Furthermore, the proposed project is also consistent with several of the Plan's areawide policies. These policies include:

- 2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:
  - a. Sensitivities of natural environmental systems;
  - b. Hazards or constraints of natural environmental systems of land use;
- 5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

Therefore, this project is consistent with the General Plan.

### **OAK TREE PERMIT**

Pursuant to Section 22.56.2050 of the County Code, the applicant submitted an Oak Tree Report prepared by Richard Johnson and Associates Environmental Horticulture, the consulting arborist, dated July 22, 2009, that identifies and evaluates the oak tree on the subject property. The four oak trees that will be encroached upon were identified in this report, including the heritage oak.



Mitigation measures recommended by the Los Angeles County Forester/Fire Warden include replacement at a minimum ratio of 2:1 for any tree that dies as a result of the encroachment.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees(s) subject to this Part 16, if any, on the subject property; and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That in addition to the above facts, at least one of the following findings apply:
  - 1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
    - a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
    - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
  - 2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree; or
  - 3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and
- D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

**The applicant's Burden of Proof Responses are attached.**

**ENVIRONMENTAL DOCUMENTATION**

**PROJECT NO. PM068934-(5)**  
**VESTING TENTATIVE PARCEL MAP NO. 068934**  
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**STAFF ANALYSIS**

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A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

Staff has received correspondence from the Native American Heritage Commission. This correspondence is attached.

**COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Vesting Tentative Parcel Map dated August 3, 2009, and recommends approval of the project with the attached conditions.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On December 23, 2009, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for a total of 30 notices, as well as to interested parties on the courtesy mailing list.

The public hearing notice was published in The Signal and La Opinion Newspaper on January 2, 2010. Project materials, including a Vesting Tentative Parcel Map, Land Use Map, and County draft conditions of approval were received at the Canyon Country Jo Anne Darcy Library on December 31, 2009. Three hearing notices were posted on the subject property, one on each frontage, on December 26, 2009.

**CORRESPONDENCE RECEIVED**

Staff discussed the case with one neighboring property owner who called after receiving the hearing notice. This property owner stated that his biggest concern was over any possible construction traffic that this subdivision may bring. Staff informed this neighbor that this subdivision was splitting the land only and no construction was proposed at this time. The neighbor said that he would submit written correspondence, and staff said that any correspondence submitted before the hearing would be given to the Hearing Officer to



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**STAFF ANALYSIS**

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consider when he is evaluating this case. Staff has attached all e-mails received from neighbors pertaining to this case.

**STAFF EVALUATION**

The proposed development is consistent with all applicable provisions of the General Plan and the A-1-2 zone. The subject property is surrounded by compatible uses and has access to approved private and future streets. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in a rural area and no degradation of natural features is expected. The site contains one single-family house and accessory structures that will remain, and the site has generally level topography.

Section 21.32.195 of the County Code requires a minimum of one front yard tree for each new residential lot. These parcels will have to meet this requirement.

With restriction on any modification of slopes that are greater than 25%, no Hillside Management Conditional Use Permit is required even though the proposed project exceeds the low density threshold of 0.8 dwelling units.

The LID, Green Building, and Drought Tolerant Landscaping Ordinances all apply to this project.

**STAFF RECOMMENDATION**

Staff recommends that the Hearing Officer close the public hearing, approve the Negative Declaration, and approve Vesting Tentative Parcel Map No. 068934 and Oak Tree Permit Case No. 200900032 with the attached findings and conditions.

**Attachments:**

- Factual
- Thomas Brothers Guide Map Page
- Draft Findings
- Draft Conditions
- Correspondence
- Vesting Tentative Parcel Map No. 068934 dated August 3, 2009

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**STAFF ANALYSIS**

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Land Use Map  
GIS-NET Map  
Environmental Assessment Initial Study  
Oak Tree Permit Burden of Proof

ST:GH:JH  
January 14, 2010



**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. PM068934-(5)  
OAK TREE PERMIT CASE NO. 200900032**

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer"), Mr. John Gutwein, has conducted a public hearing on the matter of Oak Tree Permit Case No. 200900032 on February 2, 2010. Oak Tree Permit Case No. 200900032 was heard concurrently with Vesting Tentative Parcel Map No. 068934.
2. The subject property is located at 26839 Triumph Avenue within the unincorporated community of Santa Clarita, and within the Sand Canyon Zoned District of Los Angeles County.
3. The subject property is approximately 4.93 gross acres (4.02 net acres) in size. It is rectangular in shape with generally level topography. The subject property currently contains a single family house and accessory structures which are to remain.
4. Oak Tree Permit Case No. 200900032 is a request to encroach into the protected zone of four oak trees, including one heritage oak.
5. Vesting Tentative Parcel Map No. 068934 is a related request to create two single-family parcels on 4.93 gross acres.
6. The applicant submitted an Oak Tree Report prepared by Richard Johnson and Associates Environmental Horticulture, the consulting arborist, dated July 22, 2009, that identifies and evaluates the 17 oak trees on the subject property, including one off-site oak that will be encroached upon.
7. The Los Angeles County Forester and Fire Warden ("Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree encroachment, subject to recommended conditions of approval, including replacement trees to be provided at a ratio of 2:1 for any tree that dies as a result of the encroachment.
8. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County Department of Public Works ("Public Works") as a condition of approval of the associated vesting tentative parcel map.
9. No public correspondence has been received on this project. Staff did, however, receive one call from a neighbor opposed to the project because of possible future construction traffic.
10. At the February 2, 2010 public hearing, the Hearing Officer heard a staff presentation and oral testimony from the owner and the owner's representative

regarding the proposed development.

11. At the February 2, 2010 public hearing, after hearing all testimony the Hearing Officer closed the public hearing and approved Oak Tree Permit No. 200900032.
12. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study found the project had no significant effects on the environment, which resulted in a determination of a Negative Declaration.
13. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and approves the Negative Declaration.
14. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
15. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER OF THE COUNTY OF LOS ANGELES CONCLUDES:**

- A. That the encroachment into the protected zone of one oak tree is necessary for development reasons as reconstruction of the sidewalk and street improvements may affect the oak tree in this location.
- B. That the encroachment of the oak tree proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the encroachment of the oak tree proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;



THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

**THEREFORE**, Oak Tree Permit Case No. 200900032 is APPROVED subject to the attached conditions established by the Hearing Officer.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. PM068934-(5)  
OAK TREE PERMIT CASE NO. 200900032**

**CONDITIONS:**

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows encroachment into the protected zone of four trees of the oak genus (*Quercus agrifolia*) identified Tree Nos. 1 (heritage), 9, 15, and 16 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required fees have been paid pursuant to Condition Nos. 9, 10. Notwithstanding the foregoing, this Condition No. 3, and Condition No. 32, 33, and 34 shall be effective immediately upon final approval of this grant by the County.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.

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**CONDITIONS**

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7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be encroached upon until the permittee has obtained all permits and approvals required for the work which necessitates such encroachment.
9. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project does not have "no effect" on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is \$2,085.25.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department a sum of \$300.00. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining oak trees), prior to the commencement of construction and two (2) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.
11. The term "Oak Tree Report" refers to the document on file at Regional Planning by Richard Johnson and Associates Environmental Horticulture, the consulting arborist, dated July 22, 2009.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Planning and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
13. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or associated Vesting Tentative Parcel Map No. 068934.

14. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, and Conditions of Approval on the project site and available for review. All Individuals associated with the project as it relates to the oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, and Conditions of Approval.
16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one (1) tree be removed.
17. Except as otherwise expressly authorized by this grant, the oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forester, a copy of which is enclosed with these conditions.
18. The permittee shall provide mitigation trees of the oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
20. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
21. Mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the forester. Alternatively, a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the



oak resource damage/loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee of consulting arborist to the Director of the Los Angeles County Department of Regional Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
23. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.
24. Encroachment within the protected zone of any additional tree of the oak genus on the project site is prohibited.
25. Should encroachment within the protected zone of any additional tree of the oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
26. No planting or irrigation system shall be installed within the drip line of any oak tree that will be retained.
27. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
28. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak tree.
29. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

30. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
31. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
32. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense.
33. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

**PROJECT NO. PM068934-(5)**  
**OAK TREE PERMIT CASE NO. 200900032**  
**CONDITIONS**

**Page 6 of 6**

34. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Parcel Map No. 068934. In the event that the vesting tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
35. This grant shall terminate upon the completion of the authorized oak tree encroachment and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

**COUNTY OF LOS ANGELES  
DRAFT FINDINGS OF THE HEARING OFFICER  
PROJECT NO. 068934-(5)  
VESTING TENTATIVE PARCEL MAP NO. 068934**

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer"), Mr. John Gutwein, has conducted a public hearing on the matter of Vesting Tentative Parcel Map No. 068934 on February 2, 2010. Vesting Tentative Parcel Map No. 068934 was heard concurrently with Oak Tree Permit Case No. 200900032.
2. Vesting Tentative Parcel Map No. 068934 is a request to create two single-family parcels on 4.93 gross acres.
3. The subject property is located at 26839 Triumph Avenue within the unincorporated community of Santa Clarita, and within the Sand Canyon Zoned District of Los Angeles County.
4. The subject property is approximately 4.93 gross acres (4.02 net acres) in size. It is rectangular in shape with level topography. The subject property currently contains a single family house which is to remain.
5. Proposed Parcel No. 1 will take access from both Sultus Street to the north and Triumph Avenue to the east. Proposed Parcel No. 2 will take access from Diver Street to the south. Sultus Street, Triumph Avenue, and Diver Street are all Private and Future Streets.
6. The project site is zoned A-1-2 (Light Agricultural – 2 Acre Minimum Lot Size).
7. The areas to the north, south, and west of the subject property are also zoned A-1-2. The area to the east is within the jurisdiction of the City of Santa Clarita. This area is zoned RE (Residential Estate – 2 Acre Minimum Lot Size).
8. The subject property currently contains a single family house and accessory structures which are to remain. The property is surrounded by residential development and vacant land to the north, south, east, and west. This surrounding residential development is made up of single family homes.
9. The project design complies with the standards of the A-1-2 zoning classification. Detached residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code").
10. Proposed Parcel No. 1 is to have 2.9 acres and proposed Parcel No. 2 is to have 2.0 acres. Therefore, both proposed parcels meet the minimum lot size requirement of the A-1-2 zone.



11. The subject property is located within the N1 (Non-Urban 1) category of the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of 0.5 dwelling units per gross acre, or a maximum of two dwelling units on its 4.93 gross acres. Since two dwelling units are proposed, this project is consistent with the Plan.
12. The Hearing Officer finds the proposed project is consistent with the goals and policies of the Plan.
13. The Vesting Tentative Parcel Map dated August 3, 2009, depicts two residential parcels on 4.93 gross acres. Each parcel is over two acres in size. Parcel No. 1 is the northerly of the two parcels and will take access from both Sultus Street to the north and Triumph Avenue to the east. These are both private and future streets. Parcel No. 2 is the southerly and smaller of the two parcels and will take access from Diver Street to the south. Diver Street is also a private and future street. No grading is proposed at this time. Oak trees are shown on both Parcel No. 1 and Parcel No. 2, include a heritage oak near the southeast corner of the property.
14. Emails were receive from one neighbor concerned about any possible construction traffic that this subdivision may bring. No other correspondence has been received.
15. The proposed density of the project, two dwelling units, exceeds the low density threshold of 0.8 dwelling units. With no development proposed in areas where there are slopes of 25% or greater, no Hillside Management Conditional Use Permit is Required.
16. Oak Tree Permit Case No. 200900032 is a related request to authorize encroachment into the protected zone of four oak trees, including one heritage oak.
17. At the February 2, 2010 public hearing, the Hearing Officer heard a staff presentation and oral testimony from the owner and the owner's representative regarding the proposed development.
18. At the February 2, 2010 public hearing, after hearing all testimony the Hearing Officer closed the public hearing and approved Vesting Tentative Parcel Map No. 068934.
19. All future development, including construction, will be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.

20. Pursuant to Section 21.32.195 of the County Code, one tree is required within the front yard of each residential lot. A total of two trees, one on each parcel, are required as part of this project.
21. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs. The installation of any onsite wastewater treatment system will meet the requirements of the Los Angeles County Department of Public Health.
22. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
23. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
24. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
25. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
26. This tract map has been submitted as a "Vesting" Tentative Tract map, and as such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
27. A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.
28. The Hearing Officer finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 068934 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-A-6,000 zone.
2. All future development, including construction, shall be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. On the Final Map, the subdivider shall label Parcel No. 1 for lease only.
4. If the location of the proposed carport as depicted on the approved tentative map is not acceptable to Los Angeles County Department of Public Works' Building and Safety Division, the subdivider shall process an Amendment Map showing an acceptable alternative location prior to Final Map recordation. Regardless of the location of the carport, at least 26 feet of backup distance will be required.
5. The carport must be constructed before Final Map recordation. The subdivider shall provide proof of the construction prior to Final Map recordation.
6. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential parcel, or, if multiple dwelling units on one parcel, at least one new tree per dwelling unit, whichever is greater. The location and the species of said trees shall be incorporated into a site plan or landscaping plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning. Also prior to final map approval, the trees shall be planted according to the site/landscaping plan. Alternatively, a bond can be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
7. Within three days of the tentative map approval date, the subdivider shall remit a processing fee, currently \$2,068, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
8. A Final Map is required; a Parcel Map Waiver is not allowed.



**CONDITIONS**

9. The subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 66499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense. If the local agency fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency
10. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
  - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Extend lot lines to the center of private and future streets.
8. Grant ingress/egress and utility easements to the public over the private and future or future streets.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 68934

TENTATIVE MAP DATE: 08/03/09

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel map Waiver:

1. Deed restrictions for cross-lot drainage are required with Final Map recordation.

Name Chris Sheppard Date 08/17/09 Phone (626) 458-4921



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 068934 REV

Page 1/1

TENTATIVE MAP DATED 08-03-2009

1. Approval of this map pertaining to grading is recommended.

*MDE*

Name David Esfandi Date 08/26/09 Phone (626) 458-4921

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County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
1 Geologist  
   Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 68934  
SUBDIVIDER King  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER GeoSystems, Inc.

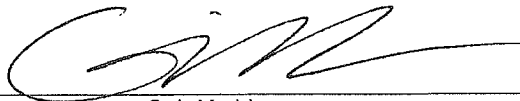
TENTATIVE MAP DATED 8/3/09 (Revision)  
LOCATION Sand Canyon  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE 12/13/07, 11/20/07, 6/1/07

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 8/12/09 is attached.

Reviewed by

  
Geir Mathisen

Date 8/12/09

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 8.2  
PCA LX001129  
Sheet 1 of 1

**Ungraded Site Lots**

Tentative Parcel Map 68934  
Location Sand Canyon  
Developer/Owner King  
Engineer/Architect Sikand  
Soils Engineer GeoSystems, Inc. (GS07-0409)  
Geologist GeoSystems, Inc.

**DISTRIBUTION:**

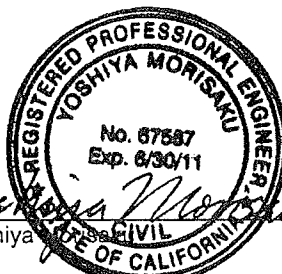
☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

**Review of:**

Tentative Parcel Map Dated by Regional Planning 8/3/09 (rev.)  
Soils Engineering Report Dated 6/1/07  
Soils Engineering and Geologic Addenda Dated 12/13/07, 11/20/07  
Previous Review Sheet Dated 3/25/09

**ACTION:**

Tentative Map feasibility is recommended for approval.



Prepared by \_\_\_\_\_ Date 8/12/09

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gneusurvey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Yosh\Reviews-Santa Clarita, Antelope Valley\PR 68934, Sand Canyon, TPM-A\_6.docYosh\PR 68934, Sand Canyon, TPM-A\_6

TENTATIVE MAP DATED 08-03-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of private and future right of way 32 feet from centerline on Sultus Street, Triumph Street, and Diver Street.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
4. Construct a minimum of 24 feet of pavement along the property frontage on Sultus Street, Triumph Street, and Diver Street. Paving shall be constructed at grade to the extent feasible to minimize impact to oak trees and any alteration to drainage. If approved by the Fire Department, a minimum of 20 feet of pavement is allowed near all the oak trees located within the right of way of the aforementioned streets to the satisfaction of Fire Department and Public Works. Oak tree permit is required where encroachments occur within the protected zone of any oak trees. Modifications to pavement sections are permitted to address field conditions and to minimize oak trees and drainage patterns.
5. Provide and install street name signs prior to occupancy of buildings.
6. Install postal delivery receptacles in groups to serve two or more residential units.

PC

Prepared by Patricia Constanza  
pm68934r-rev2.doc

Phone (626) 458-4921

Date 08-31-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Health Services. Please call (626) 430-5380 for additional information and requirements.

*HW*  
Prepared by Tony Khalkhali  
pm68934s-rev2.doc

Phone (626) 458-4921

Date 08-27-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Water service to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
2. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
4. The easterly portion of Triumph Avenue is in the City of Santa Clarita jurisdiction. If needed, the applicant shall obtain a construction/encroachment permit for any improvements/works constructed on Triumph Avenue to the satisfaction of the City of Santa Clarita.

*HW*

Prepared by Tony Khalkhali  
pm68934w-rev2.doc

Phone (626) 458-4921

Date 08-27-2009





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RR - Josh

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68934 Map Date August 03, 2009

C.U.P.  Vicinity Map 3297A

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The project is cleared for public hearing. See additional sheet for conditions of approval.**

By Inspector: Juan C. Padilla Date September 2, 2009

Land Development Unit -- Fire Prevention Division -- (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### LAND DEVELOPMENT UNIT REQUIREMENTS

#### ADDITIONAL PAGE

Subdivision No: **TR 68934** Map Date: August 03, 2009

#### **TENTATIVE MAP - CONDITIONS OF APPROVAL**

- 1 Submit a road improvement plans to the Department of Public Works and our office for review and approval of the off site requirements prior to Final Map clearance.
- 2 An improvement bond for such road improvements is required prior to Final Map clearance. Provide verification to our office prior to Final Map clearance.
- 3 Vertical clearance under all Oak Trees shall be a minimum of 13 feet 6 inches.

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By Inspector: Juan C. Padilla Date: September 2, 2009

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 68934 Tentative Map Date August 03, 2009

Revised Report Yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_\_ hours, over and above maximum daily domestic demand. \_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install \_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per fire flow test conducted by Sand Canyon Oaks Mutual Water Co. dated 10-21-08, the existing water system meets current.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date September 2, 2009

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **68934**      DRP Map Date: **08/03/2009**      SCM Date: **09/03/2009**      Report Date: **08/31/2009**  
Park Planning Area # **35E**      **PLACERITA CANYON**      Map Type: **REV. (REV RECD)**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.01</b>
IN-LIEU FEES:	<b>\$1,873</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,873 in-lieu fees.

Trails:

No trails.

Comments:

Proposed to subdivide 1 lot into 2 lots, with credit for an existing house to remain; net density increase of 1 unit.

\*\*\*Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5135.

By:

James Barber, Land Acquisition & Development Section

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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>68934</b>	DRP Map Date: <b>08/03/2009</b>	SMC Date: <b>09/03/2009</b>	Report Date: <b>08/31/2009</b>
Park Planning Area # <b>35E</b>	<b>PLACERITA CANYON</b>	Map Type: <b>REV. (REV RECD)</b>	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2** = Proposed Units **1** + Exempt Units **1**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.60	0.0030	1	0.01
M.F. < 5 Units	2.78	0.0030	0	0.00
M.F. >= 5 Units	2.43	0.0030	0	0.00
Mobile Units	1.89	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.01</b>

Park Planning Area = **35E PLACERITA CANYON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$187,254	<b>\$1,873</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$187,254	<b>\$1,873</b>



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**KEN HABARADAS, MS, REHS**  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



## BOARD OF SUPERVISORS

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October 27, 2009

TO: Josh Huntington, AICP  
Senior Regional Planning Assistant  
Land Division Section  
Department of Regional Planning

FROM: Ken Habaradas, MS, REHS   
Environmental Health Division  
Department of Public Health

SUBJECT: **TENTATIVE PARCEL MAP 068934**  
**MAP DATE: AUGUST 3, 2009 (MEMO 2<sup>ND</sup> REVISION)**

- ☒ Environmental Health recommends approval of this tentative map.
- ☐ Environmental Health does **NOT** recommend approval of this tentative map.

The Los Angeles County Department of Public Health has no objection to this subdivision and **Tentative Map 068934** is cleared for public hearing. The following conditions still apply and are in force:

### Land Use Program

Land Use Program has reviewed the preliminary report to determine the feasibility of installing septic system for above referenced subdivision and has no objection to the approval of this Tentative Parcel Map. This conceptual approval is intended for the subdivision review process only that encompasses the requirements applicable to Onsite Wastewater Treatment System (OWTS), and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. **Prior to the installation of any OWTS**, a complete feasibility report shall be completed in accordance with the requirements outlined in the Department's guidelines: "*Onsite Wastewater Treatment System (OWTS) Guidelines*." The data submitted provides basis for the feasibility of



Lot 2 supporting the installation of OWTS. However, the following concerns are required to be corrected and included in the plan submittal for the development of Lot 2:

- a. Based on the results achieved for the percolation testing, advanced/supplemental treatment will be required for both present and future 100% expansion dispersal systems for Lot 2 and the future 100% expansion for the existing house on Lot 1.
  - b. The location for soil profile/subsurface water exploration borings, B3 is not located in the immediate area of the proposed dispersal field on Lot 2 and no soil profile/subsurface water exploration boring was conducted for the future 100% expansion for the existing house. Therefore the related data was not verified at this time.
  - c. The proposed location of the future 100% expansion leach lines for the existing house on Lot 1 do not meet the setback distance requirements from the drainage course located on the property.
  - d. Submitted plot plan does not illustrate all water wells and their related components, to include neighboring properties, and any surface water, such as, streams, flood ways, drainage courses, etc. within 200 feet of the existing and proposed OWTS.
2. At the time of construction if public sewer connection is available within 200 feet of any part of the proposed building or building's exterior drainage, all future sewage drainage and piping from any land development shall be connected to such public sewer.
  3. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements can not be achieved, this conceptual approval shall be render void.

For any questions regarding the above conditions, please contact Patrick Nejadian, Chief of the Land Use Program, at (626) 430-5390.

#### Drinking Water Program

Potable water will be supplied by the Santa Clarita Water District (SCWD), a public water system. **Prior to Final Map Approval**, the applicant shall provide documentation to this Department of the acquisition of the Sand Canyon Oaks Mutual Water Company by SCWD. SCWD shall remove the current "master meter" system and install appropriate water supply infrastructures for connection by each property utilizing individual water meters. Conversely, if the acquisition does not take place, the applicant, prior to final map approval, shall provide documentation of an adequate, sustainable supply of potable water for each parcel. The potable water shall be from an approved source in compliance with the California Safe Drinking Water Act and the Los Angeles County Code, Title 11, Chapter 11:38.

For any questions regarding the above condition, please contact Richard Lavin, Chief, Drinking Water Program, at (626) 430-5420.

If you have any other questions or need additional information, please let me know.

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT NUMBER:** PM 068934/RENV T200700078

1. DESCRIPTION:

*The proposed project is a request for a Parcel map to subdivide 4.93 acres (one existing parcel) into two (2) lots, for single family residential use. The current property use is single family residential. There is an existing residence on the northern portion of the property, the southern portion is vacant, undeveloped and undisturbed. The new parcel is proposed for future single family residence use. No construction is proposed at this time. The project will use domestic water and septic sewer disposal systems. No grading is proposed on the project site.*

2. LOCATION:

*26839 Triumph Avenue, Canyon Country*

3. PROPONENT:

*Sikand Engineering  
Attn: Matt Benveniste  
15230 Burbank Blvd., Suite 100  
Van Nuys, CA 91411*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** *Michele Bush*

**DATE:** *September 22, 2008*